

REDEVELOPMENT AUTHORITY OF THE CITY OF KAUKAUNA

City of Kaukauna
Council Chambers
Municipal Services Building
144 W. Second Street, Kaukauna



Thursday, October 13, 2022 at 9:00 AM

AGENDA

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approve Minutes from September 1, 2022 Meeting
3. New Business.
 - [a.](#) Revolving Loan Application Review - 171 W Wisconsin Ave
 - [b.](#) Revolving Loan Application Review - 211 W Wisconsin Ave
4. Closed Session.
 - a. Adjourn to Closed Session per Wisconsin State Statute 19.85 (1)(e) to discuss the disposition of public funds for Riverside Property Management LLC, 171 W Wisconsin Ave
 - b. Adjourn to Closed Session per Wisconsin State Statute 19.85 (1)(e) to discuss the disposition of public funds for Riverside Property Management LLC, 211 W Wisconsin Ave
5. Other Business.
6. Adjourn.

NOTICES

IF REQUESTED THREE (3) DAYS PRIOR TO THE MEETING, A SIGN LANGUAGE INTERPRETER WILL BE MADE AVAILABLE AT NO CHARGE.

REDEVELOPMENT AUTHORITY OF THE CITY OF KAUKAUNA

City of Kaukauna
Council Chambers
 Municipal Services Building
 144 W. Second Street, Kaukauna



Thursday, September 1, 2022 at 9:00 AM

MINUTES

1. Roll Call.

The meeting was called to order by Chair Moore at 9:00 AM.

Members Present: John Moore, Karl Kilgas, Julianne Schroeder, Paul Hennes

Others Present: PCDD Stephenson, AP Paul

Members Absent: Nicci Sprangers

A motion was made by Schroeder to excuse the absent member(s). Hennes seconded the motion. Motion carried.

2. Approval of Minutes

a. Approve Minutes from August 18, 2022 Meeting

Motion made by Hennes to approve the minutes from August 18, 2022 meeting. Kilgas seconded the motion. The motion carried.

3. New Business.

a. Revolving Loan Application – Mena's Place LLC, 215 W Wisconsin Ave

AP Paul presented a Revolving Loan application for Mena's Place LLC, located at 215 W Wisconsin Ave. The funds are being requested by the tenant the building to renovate the interior of the building for a new Mexican style restaurant. The total project is quoted at \$18,000 and the owner has made a down payment of \$5,000 with the hopes of receiving funding for the remaining costs.

A motion was made by Hennes to approve a Revolving Loan of \$13,000 at 2% interest, paid back in 7 years, for Mena's Place LLC. Kilgas seconded the motion. The motion carried.

b. Revolving Loan Application – Riverside Property Management LLC, 215 W Wisconsin Ave

AP Paul presented a Revolving Loan application for Riverside Property Management LLC and their building located at 215 W Wisconsin Ave. The funds are being requested by the owner the building for plumbing, electrical, and flooring updates for the new restaurant. The

total project is quoted at \$18,200 and the owner is hoping to receive funding for the costs. There will be a mortgage/lien on the building with this loan.

A motion was made by Schroeder to approve the Revolving Loan of \$18,200 for Riverside Property Management at 2% interest, paid back in 7 years. Hennes seconded the motion. The motion carried.

c. Renew Kaukauna Program Funding

PCDD Stephenson presented a grant program for the Commercial Core District using funds from the Redevelopment Authority. This grant would be available for façade and interior updates to buildings in the Downtown District of the City of Kaukauna. Grants are money that does not need to be paid back. PCDD Stephenson is proposing using \$150,000 of the Redevelopment Authority Funds would be available for people and businesses to utilize. There were concerns about taking this money away from the loan program. There is over \$800,000 in cash available for loans - \$150,000 will not be missed for loans. Hennes is in favor of this idea and states that the downtown has been neglected for too long. Kilgas inquired what the standard of the façade should look like. Schroeder also questioned what board would oversee this program. The answer to both Kilgas and Schroeder is that everything would be at the discretion of the Redevelopment Authority. City of Kaukauna Code of Ordinances requires Certificate of Appropriateness which is approved by the Redevelopment Authority. And since the money belongs to the Redevelopment Authority, they would review all applications and get to decide the terms of all grants. Moore brought up what if the building is sold after the improvements are made. There shall be terms and language specifying a timeline for sale or a payback agreement in those situations.

No action was taken.

4. Closed Session.

- a. Adjourn to Closed Session per Wisconsin State Statute 19.85 (1)(e) to discuss the disposition of public funds for Mena's Place LLC, 215 W Wisconsin Ave
- b. Return to Open Session for Possible Action
- c. Adjourn to Closed Session per Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds for Riverside Property Management LLC, 215 W Wisconsin Ave
- d. Return to Open Session for Possible Action

No action was taken.

5. Other Business.

There was no other business.

6. Adjourn.

A motion was made by Schroeder to adjourn the meeting. Hennes seconded the motion. The meeting was adjourned at 9:35 AM.



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Redevelopment Authority of the City of Kaukauna
From: Lily Paul, Associate Planner
Date: August 26, 2022
Re: Revolving Loan Application Review – Riverside Property Management LLC, 215 W Wisconsin Ave

Jason Hurst of Riverside Property Management LLC, owner of 171 W Wisconsin Ave, is seeking a loan to perform updates for his residential rental space in the second level of this building. There are four apartments that need updating. The work that is proposed to be done is installing new cabinets, appliances, sinks, countertops, vanities, doors, and flooring. Wire repairs will be done, and the emergency exit stairs will be replaced. These updates will increase value, and attract tenants to seek out renting in the downtown. Also, repairing wires and updating emergency exit stairs are necessary since they are a safety concern.

Jason Hurst owns several buildings on Wisconsin Ave and has a vision of updating them to help improve the economy of the downtown.

The total cost estimate for building updates is \$180,200 with work to be done by D&M Interiors. All estimates have item break downs listed in the attachments. Also attached is the existing stairwell, and a vision for the finished product. A printed attachment of financials will be available at the meeting to aid in the discussion of the loan proposal.

It is the duty of the Redevelopment Authority to discuss and agree on the loan proposal.

Loan proposals will be based on need and ability to repay. Minimum standards include the following:

1. **Loan Amount:** Loan amounts are subject to the availability of funds. There is no set minimum or maximum loan amount, however, the Redevelopment Authority of the City of Kaukauna loan amount shall not constitute the only source of funds for the project.
2. **Interest Rate:** The interest rate shall be established by the RACK board. Please check the Interest Rates Addendum for the latest guidelines. *The interest rate has been set at 2%*
3. **Term:** The term of the loan shall be no longer than the term of private financing. In no case shall the term exceed fifteen (15 years).
4. **Period of Payment:** The repayment schedule shall be set up for monthly payments.
5. **Amount of Payment:** Interest and principal shall be collected for the term to maturity. Interest and/or principal may be deferred for up to one year, if justified in the loan proposal.
6. **Collateral:** Reasonable security will be required for one hundred percent (100% of the loan. Collateral shall consist of a first or second lien on all assets owned and used in the business and personal guarantees.



REVOLVING LOAN PROGRAM APPLICATION



Project Name: 171 W Wisconsin Ave

Project Address: 171 West Wisconsin Ave

Contact Name: Jason Hurst

Contact Address: PO Box

Telephone:

Email:

Year Business Established: 2006

Applicant Is:

Owner ☒ Lessee of Property ☐ Sole Proprietorship ☐
 Partnership ☐ Corporation ☐ Other Business Structure ☐
 Number of Employees: Full Time Part Time

Brief Description of Business:

Feller LLC

List all owners, directors, or partners having 20% or greater interest:

Jason Hurst,

Project Description:

Remodeling Apartments A-D, Rear Exit (riverside exit)

In what ways will the project benefit the community?

Increase tax value ☒
 Improve curb appeal/aesthetics ☒
 Safety or security upgrades ☒
 Accessibility improvements ☒
 Job creation or retention ☐ jobs created ☐ jobs retained
 Improved building longevity ☒
 New or retained business ☒
 Energy efficiency upgrades/weatherization ☐
 Creating services not currently available in a community ☐
 Other:

1

Project Costs

Acquisition	
Exterior Renovation	75,000 - current keller quote
Interior Rehabilitation	17,000 + 52,000 + 26,500 +1,000
Land/Site Improvements	
Utility Improvements	2,800
Machinery/Equipment	6,000
Design Services	

Project Financing

Personal Funds	lowest cash down possible
Lender Funds	
RACK Funds Requested	
Other	total = 180,200

Existing Building Conditions

If building is owned by applicant:

Acquisition Date	2004
Purchase Price	210,000
Existing Mortgage Balance	0
Land Contract Balance	
Monthly Mortgage Payment(s)	0
Recent Appraised Value	196,000

If building is leased by applicant:

Annual Rent	
Lease Termination Date	
Name of Building Owner	
Address of Building Owner	

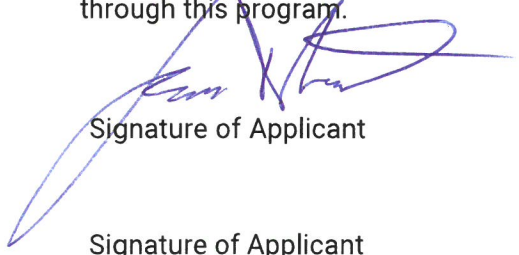
Application Agreement

The applicant certifies that all information in this application, and all information furnished in support of this application, is given for the purpose of obtaining a loan under the Commercial Revolving Loan Program and is true and complete to the best of the applicant's knowledge.

The applicant further certifies that they are the owner of the property described in this application, or the lessee with proof of the owner's consent to improve said property.

The applicant further certifies that the loan proceeds will be used for the work and materials identified in this application and will abide with all provisions and guidelines of the Commercial Revolving Loan Program.

The applicant further authorizes disclosure of all financial information submitted in connection with this application by and between the Redevelopment Authority of the City of Kaukauna and any lender agreeing to participate with the applicant's loan through this program.



Signature of Applicant

9/8/22

Date

9/8/22

Signature of Applicant

Date

List of items to update apartments at 171 W Wisconsin Ave

Kitchen Cabinets for 4 apartments - **\$12,000** priced thru Home depot

Appliances for 4 apartments priced thru Home Depot - **\$6,000**

Sinks, Countertops, Vanities, **\$5,000** Home Depot

All doors replace in 4 Apartments **\$51,940** Keller Construction

Flooring for 4 Apartments and Hallway **\$26500** D&M Flooring

Emergency exit stairs **\$74960** Keller Construction

Electrician to repair and wire **\$2800** Abcon Electric

Paint **\$1000** Sherwin Williams

Total \$180,200

211 Emergency stair well exit 211 W Wisconsin Ave **\$37852** Keller Construction

Total \$37852

D&M INTERIORS

ESTIMATE / QUOTE - 6-30-22

SUBMITTED TO: JAY

JOB SITE: 171 W I AVE KAUKAUNA

APT A	REMOVAL OF THE EXISTING VINYL PLANKING & VINYL BASE	\$546.25
	NEW 1/4" SUB-FLOOR 15 SHEETS = 480 SQFT	\$600.00
	NEW VINYL PLANKING CHASSIS PLANK 12MIL COLOR: TBD 16 BOXES = 523.52 SQFT MATERIAL COST \$2.00 SQFT	\$1047.04
	HEAVY DUTY ADHESIVE	\$60.00
	NEW 4" RUBBER BASE COLOR: TBD - 200 LNFT	\$300.00
	LABOR TO INSTALL THE ABOVE LISTED MATERIALS SUB-FLOOR - LVP - RUBBER BASE	\$1900.00
	TOTAL EST. COST	\$4453.29

SIGN 

DATE

7-1-22

THANK YOU FOR CONSIDERING D&M INTERIORS

RDEDECKER@DANDMINTERIORS.COM OR (920) 419 3939

-ESTIMATES ARE GOOD FOR 30 DAYS UNTIL FURTHER NOTICE -

D&M INTERIORS

ESTIMATE / QUOTE - 6-30-22

SUBMITTED TO: JAY

JOB SITE: 171 W I AVE KAUKAUNA

APT B	REMOVAL OF THE EXISTING CARPET, PAD AND TACK STRIPS	\$200.00
	NEW ¼" SUB-FLOOR 16 SHEETS = 512 SQFT	\$640.00
	NEW VINYL PLANKING CHASSIS PLANK 12MIL COLOR: TBD 17 BOXES = 556.24 SQFT MATERIAL COST \$2.00 SQFT	\$1112.48
	HEAVY DUTY ADHESIVE	\$60.00
	WOOD BASE OFF/ON - 165 LNFT	\$495.00
	LABOR TO INSTALL THE ABOVE LISTED MATERIALS SUB-FLOOR - LVP	\$1800.00
	TOTAL EST. COST	\$4307.48

SIGN 

DATE

7-1-22

THANK YOU FOR CONSIDERING D&M INTERIORS

RDEDECKER@DANDMINTERIORS.COM OR (920) 419 3939

-ESTIMATES ARE GOOD FOR 30 DAYS UNTIL FURTHER NOTICE -

D&M INTERIORS

ESTIMATE / QUOTE - 6-30-22

SUBMITTED TO: JAY

JOB SITE: 171 W I AVE KAUKAUNA

APT C	REMOVAL OF THE EXISTING CARPET, PAD AND TACK STRIPS	\$175.00
	NEW ¼" SUB-FLOOR 14 SHEETS = 448 SQFT	\$560.00
	NEW VINYL PLANKING CHASSIS PLANK 12MIL COLOR: TBD 15 BOXES = 490.80 SQFT MATERIAL COST \$2.00 SQFT	\$981.60
	HEAVY DUTY ADHESIVE	\$60.00
	WOOD BASE OFF/DN - 165 LNFT	\$495.00
	LABOR TO INSTALL THE ABOVE LISTED MATERIALS SUB-FLOOR - LVP	\$1500.00
	TOTAL EST. COST	\$3771.60
	APT C	

SIGN 

DATE

7-1-22

THANK YOU FOR CONSIDERING D&M INTERIORS

RDEDECKER@DANDMINTERIORS.COM OR (920) 419 3939

-ESTIMATES ARE GOOD FOR 30 DAYS UNTIL FURTHER NOTICE -

D&M INTERIORS

ESTIMATE / QUOTE - 6-30-22

SUBMITTED TO: JAY

JOB SITE: 171 W1 AVE KAUKAUNA

APT D	LEAVE EXISTING VINYL PLANK DOWN	
	NEW 1/4" SUB-FLOOR 28 SHEETS = 896 SQFT	\$1120.00
	NEW VINYL PLANKING CHASSIS PLANK 12MIL COLOR: TBD 30 BOXES = 981.6 SQFT MATERIAL COST \$2.00 SQFT	\$1963.20
	HEAVY DUTY ADHESIVE	\$80.00
	NEW 4" RUBBER BASE COLOR: TBD - 260 LNFT	\$390.00
	LABOR TO INSTALL THE ABOVE LISTED MATERIALS SUB-FLOOR - LVP - RUBBER BASE	\$2300.00
	TOTAL EST. COST	\$5853.20

SIGN 

DATE 7-1-22

THANK YOU FOR CONSIDERING D&M INTERIORS

RDEDECKER@DANDMINTERIORS.COM OR (920) 419 3939

-ESTIMATES ARE GOOD FOR 30 DAYS UNTIL FURTHER NOTICE -

D&M INTERIORS

ESTIMATE / QUOTE - 6-30-22

SUBMITTED TO: JAY

JOB SITE: 171 W1 AVE KAUKAUNA

COMMON HALL AND STEPS	REMOVAL / PREP FOR NEW FLOORING	\$660.00
	NEW 1/4" SUB-FLOOR 12 SHEETS = 384 SQFT	\$480.00
	NEW VINYL PLANKING CHASSIS PLANK 12MIL COLOR: TBD 12 BOXES = 392.64 SQFT MATERIAL COST \$2.00 SQFT	\$785.28
	HEAVY DUTY ADHESIVE	\$80.00
	NEW 4" RUBBER BASE COLOR: TBD - 80 LNFT	\$120.00
	METAL STAIR NOSE 108 LNFT	\$324.00
	LABOR TO INSTALL THE ABOVE LISTED MATERIALS SUB-FLOOR - LVP - RUBBER BASE + STEP LABOR	\$2562.00
	TOTAL EST. COST	\$5011.28

SIGN 

DATE

7-1-22

THANK YOU FOR CONSIDERING D&M INTERIORS

RDEDECKER@DANDMINTERIORS.COM OR (920) 419 3939

-ESTIMATES ARE GOOD FOR 30 DAYS UNTIL FURTHER NOTICE -



Keller

Planners | Architects | Builders

Offices in Fox Cities, Madison, Milwaukee & Wausau

PROPOSAL

ADDRESS N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130-0620

PHONE 920•766•5795
1•800•236•2534

FAX 920•766•5004

WEB SITE www.kellerbuilds.com

WoodBrown- Jay

Proposal Submitted To

171 W Wisconsin Ave

Street

Kaukauna WI

City, State, and Zip Code

920-766-5795

Phone

Door Replacement

Job Name

9/7/2022

Date

Job Phone

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATE FOR:

Door and Frame Replacement

2'6"x6'6" (Qty 10)- 3 Panel Residential interior Doors With wood frame and trim

2'8"x 6'8" (Qty 3)- 3 Panel Residential interior Doors with wood frame and trim

3'0"x 6'8" (Qty 6)- Steel Entrance Doors and trim- 6 panel Masonite

2' 4" x 6'6" (Qty 1) – 3 Panel Residential interior Doors with wood frame and trim

Wood doors priced as Koch SL34-83 MDF w/ 3 flat panel

Barn door

- Demo existing wall, closet doors, and shelving
- Frame new wall with opening for barn door
- Install drywall and paint
- Install 84" x 80" sliding double barn door in new framed opening figured as lowes item #1197100

No new shelving to be installed

Doors and frames to be stained per owner selected Standard color

All hardware supplied by owner

\$51,940



Keller

Planners | Architects | Builders

Offices in Fox Cities, Madison, Milwaukee & Wausau

PROPOSAL

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Kaukauna, WI 54130-0620

PHONE 920•766•5795
1•800•236•2534

FAX 920•766•5004

WEB SITE www.kellerbuilds.com

**WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR – COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF:
FIFTY ONE THOUSAND NINE HUNDRED AND FORTY DOLLARS (\$51,940)**

Payments due as follows: 50% Down payment, 50% Upon completion

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Charlie Grapatin
Keller Authorized Signature

9/7/2022
Date

Note: This proposal may be withdrawn by us if not accepted within (30) days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Owner's
Signature:** _____

**Date of
Acceptance:** _____

****PLEASE SIGN AND RETURN ONE COPY, THANK YOU****



Keller

Planners | Architects | Builders

Offices in Fox Cities, Madison, Milwaukee & Wausau

PROPOSAL

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1•800•236•2534

FAX 920•766•5004

WEB SITE www.kellerbuilds.com

WoodBrown- Jay

Proposal Submitted To

171 W Wisconsin Ave

Street

Kaukauna WI,

City, State, and Zip Code

920-766-5795

Phone

New Fire escape stairs

Job Name

9/7/2022

Date

Job Phone

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATE FOR:

1.00 GENERAL INFORMATION:

1. Mobilization of all construction equipment to and from the site is included.
2. An allowance of \$650 is included for permit.
3. Engineering and shop drawings included

2.00 DEMOLITION / SITEWORK:

1. Demolition and removal of existing stairs by Keller.
2. Removal of needed concrete and preparation for footings

3.00 CONCRETE:

1. Install (16) 16" Sonotube footings to support the stairs per shop drawings

5.00 METALS:

1. Stairs to be constructed out of steel with open gate risers (28 risers, 2 landings)
2. Stairs to have a 20' x 10' Patio/ Landing at the top
3. The stairs will be 16' High
4. The stairs will have one landing half way down at 8' high- 3'6" x 3'6"

6.00 CARPENTRY:

1. Repair of any siding or building needed to secure stairs to building

9.00 FINISHES:

1. Stairs to be primed and painted a standard color per owners choice

11.00 EQUIPMENT:

1. Equipment needed for the

17.00 EXCLUSIONS:

1. No Mechanical Work is figured
2. Any moving of electrical or other unforeseen items on building



Keller

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1•800•236•2534

FAX 920•766•5004

WEB SITE www.kellerbuilds.com

TOTAL AS LISTED:

\$74,960

**WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR - COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF:
SEVENTY FOUR THOUSAND NINE HUNDRED AND SIXTY**

Payments due as follows: 50% Down payment, 50% Upon completion

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Charlie Grapatin
Keller Authorized Signature

xx/xx/xxxx
Date

Note: This proposal may be withdrawn by us if not accepted within (30) days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Owner's
Signature:** _____

**Date of
Acceptance:** _____

****PLEASE SIGN AND RETURN ONE COPY, THANK YOU****







MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Redevelopment Authority of the City of Kaukauna
From: Lily Paul, Associate Planner
Date: October 3, 2022
Re: Revolving Loan Application Review – Riverside Property Management LLC, 211 W Wisconsin Ave

Jason Hurst of Riverside Property Management LLC, owner of 211 W Wisconsin Ave, is seeking a loan to update the emergency exit stairwell for his residential rental unit located on the second floor of this building. The current stairs are wooden and the new ones would be steel in material. This is a safety concern for the building, therefore a necessary update. It will also provide a more aesthetic look, as well.

Jason Hurst owns several buildings on Wisconsin Ave and has a vision of updating as many as he can to improve the economy of the downtown.

The cost estimate for this update is \$37,852 through Keller Construction. The following attachments show the existing stair well, a picture of the desired look for the finished product, and the construction proposal details. A printed attachment of financials will be available at the meeting to aid in the discussion of the loan proposal.

It is the duty of the Redevelopment Authority to discuss and agree on the loan proposal. Loan proposals will be based on need and ability to repay. Minimum standards include the following:

1. Loan Amount: Loan amounts are subject to the availability of funds. There is no set minimum or maximum loan amount, however, the Redevelopment Authority of the City of Kaukauna loan amount shall not constitute the only source of funds for the project.
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3. Term: The term of the loan shall be no longer than the term of private financing. In no case shall the term exceed fifteen (15 years).
4. Period of Payment: The repayment schedule shall be set up for monthly payments.
5. Amount of Payment: Interest and principal shall be collected for the term to maturity. Interest and/or principal may be deferred for up to one year, if justified in the loan proposal.
6. Collateral: Reasonable security will be required for one hundred percent (100% of the loan. Collateral shall consist of a first or second lien on all assets owned and used in the business and personal guarantees.



REVOLVING LOAN PROGRAM APPLICATION



Project Name: 211 W Wisconsin Ave

Project Address: 211 W Wisconsin Ave

Contact Name: Jason Hurst

Contact Address: PO Box

Telephone:

Email:

Year Business Established: 2005

Applicant Is:

Owner ☒ Lessee of Property ☐ Sole Proprietorship ☐
 Partnership ☐ Corporation ☐ Other Business Structure ☐
 Number of Employees: Full Time Part Time

Brief Description of Business:

Riverside Property Management LLC

List all owners, directors, or partners having 20% or greater interest:

Jason Hurst

Project Description:

Emergency Exit and entrance - access to the apartment

In what ways will the project benefit the community?

Increase tax value ☒
 Improve curb appeal/aesthetics ☒
 Safety or security upgrades ☒
 Accessibility improvements ☒
 Job creation or retention ☐ jobs created ☐ jobs retained
 Improved building longevity ☒
 New or retained business ☒
 Energy efficiency upgrades/weatherization ☐
 Creating services not currently available in a community ☐
 Other:

1

Project Costs

Acquisition	
Exterior Renovation	37,852 - current keller quote
Interior Rehabilitation	
Land/Site Improvements	
Utility Improvements	
Machinery/Equipment	
Design Services	

Project Financing

Personal Funds	lowest cash down possible
Lender Funds	
RACK Funds Requested	
Other	total = 37852

Existing Building Conditions

If building is owned by applicant:

Acquisition Date	2005
Purchase Price	265,000 - multi building purchase
Existing Mortgage Balance	0
Land Contract Balance	
Monthly Mortgage Payment(s)	0
Recent Appraised Value	83,700

If building is leased by applicant:

Annual Rent	
Lease Termination Date	
Name of Building Owner	
Address of Building Owner	

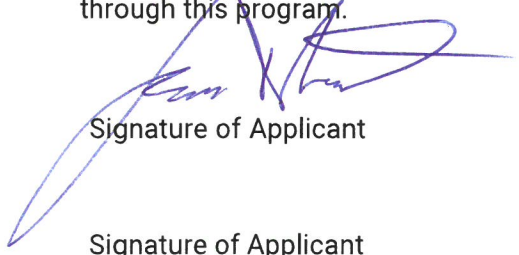
Application Agreement

The applicant certifies that all information in this application, and all information furnished in support of this application, is given for the purpose of obtaining a loan under the Commercial Revolving Loan Program and is true and complete to the best of the applicant's knowledge.

The applicant further certifies that they are the owner of the property described in this application, or the lessee with proof of the owner's consent to improve said property.

The applicant further certifies that the loan proceeds will be used for the work and materials identified in this application and will abide with all provisions and guidelines of the Commercial Revolving Loan Program.

The applicant further authorizes disclosure of all financial information submitted in connection with this application by and between the Redevelopment Authority of the City of Kaukauna and any lender agreeing to participate with the applicant's loan through this program.



Signature of Applicant

9/8/22

Date

9/8/22

Signature of Applicant

Date





List of items to update apartments at 171 W Wisconsin Ave

Kitchen Cabinets for 4 apartments - **\$12,000** priced thru Home depot

Appliances for 4 apartments priced thru Home Depot - **\$6,000**

Sinks, Countertops, Vanities, **\$5,000** Home Depot

All doors replace in 4 Apartments **\$51,940** Keller Construction

Flooring for 4 Apartments and Hallway **\$26500** D&M Flooring

Emergency exit stairs **\$74960** Keller Construction

Electrician to repair and wire **\$2800** Abcon Electric

Paint **\$1000** Sherwin Williams

Total \$180,200

211 Emergency stair well exit 211 W Wisconsin Ave **\$37852** Keller Construction

Total \$37852



Keller

Planners | Architects | Builders

Offices in Fox Cities, Madison, Milwaukee & Wausau

PROPOSAL

ADDRESS N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130-0620

PHONE 920•766•5795
1•800•236•2534

FAX 920•766•5004

WEB SITE www.kellerbuilds.com

WoodBrown- Jay

Proposal Submitted To

211 Wisconsin Avenue

Street

Kaukauna WI

City, State, and Zip Code

920-766-5795

Phone

Stair Case Replacement

Job Name

Job Phone

8/9/2022

Date

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATE FOR:

1.00 GENERAL INFORMATION:

1. Mobilization of all construction equipment to and from the site is included.
2. An allowance of \$650 is included for permit.
3. Engineering and shop drawings included

2.00 DEMOLITION / SITEWORK:

1. Demolition and removal of existing stairs by Keller.
2. Removal of needed concrete and preparation for sonotube footings

3.00 CONCRETE:

1. Install (8) 16" Sonotube footings installed in order to support the stairs

4.00 MASONRY:

1. None Figured

5.00 METALS:

1. Stairs to be fabricated out of steel according to shop drawings with open gate treads
2. Metal columns are figured to support stairs
3. Metal studs figured to be attached to stairs in order to support roof- Standard color to be selected by owner
4. Purlins to span from one frame to the next in order to support metal screw down roof
5. 26 Gauge Metal screw down roof and wall covering to be installed
6. Stairs to be built at 13' high with a 4' x 4' landing up top

6.00 CARPENTRY:

1. Repair of any siding or building needed to secure stairs to building

9.00 FINISHES:

1. Stairs to be primed and painted- Standard color to be selected by Owner

11.00 EQUIPMENT:

1. Equipment needed for the

17.00 EXCLUSIONS:

1. No Mechanical Work is figured
2. Any moving of electrical or other unforeseen items on building



Keller

Planners | Architects | Builders

Offices in Fox Cities, Madison, Milwaukee & Wausau

PROPOSAL

Item 3.b.

ADDRESS N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130-0620
PHONE 920•766•5795
1•800•236•2534
FAX 920•766•5004
WEB SITE www.kellerbuilds.com

TOTAL AS LISTED:

\$37,852.00

**WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR - COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF:
THIRTY SEVEN THOUSAND EIGHT HUNDRED AND FIFTY TWO Dollars and 00/100 (\$37,852.00)**

Payments due as follows: 50% Down payment, 50% Upon completion

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Philip Grapatin
Keller Authorized Signature

08/09/2022
Date

Note: This proposal may be withdrawn by us if not accepted within (30) days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Owner's
Signature:** _____
**Date of
Acceptance:** _____

****PLEASE SIGN AND RETURN ONE COPY, THANK YOU****